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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	Mr.D.S.SHYAM SUNDAR & M/s.SAAGAR ECO PROJECTS PVT LTD
Project Name	:	SHYAMS SANKALPA
Project Registration No.	:	TN/29/BUILDING/0128/2021
Project Registration Date	:	22.04.2021
Project Completion Date	:	04.08.2023
Quarter Ending	:	December 2024

RERA Separate Bank A/c Details

Bank Name	:	CITY UNION BANK LTD
Bank Branch	:	ASHOK NAGAR
Bank A/c No.	:	510909010156859

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.12,02,76,929/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.12,01,85,273/-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Yes enclosure attached

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.Ft.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	36 Flats	26,702 Sq.Ft
	b) UDS Registered	36 Flats	12,644 Sq.Ft

For SAAGAR ECO PROJECTS (P) LTD.

D S Shyam

Managing Director

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	101	yes	yes
2.	102	yes	yes
3.	103	yes	yes
4.	104	yes	yes
5.	105	yes	yes
6.	106	yes	yes
7.	107	NO	NO
8.	108	yes	yes
9.	201	yes	yes
10.	202	yes	yes
11.	203	yes	yes
12.	204	yes	yes
13.	205	yes	yes
14.	206	yes	yes
15.	207	yes	yes
16.	208	NO	NO
17.	301	yes	yes
18.	302	yes	yes
19.	303	yes	yes
20.	304	yes	yes
21.	305	yes	yes
22.	306	NO	NO
23.	307	yes	yes
24.	308	yes	yes
25.	401	yes	yes

For SAAGAR ESTATE PROJECTS (P) LTD.

DSSM


 Managing Director

26.	402	yes	yes
27.	403	yes	yes
28.	404	yes	yes
29.	405	yes	yes
30.	406	NO	NO
31.	407	yes	yes
32.	408	yes	yes
33.	501	yes	yes
34.	502	yes	yes
35.	503	yes	yes
36.	504	yes	yes
37.	505	yes	yes
38.	506	yes	yes
39.	507	yes	yes
40.	508	yes	yes

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Block - I	100% Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Nil	Nil
3.	Status of other Common Amenities as indicated in the Construction Agreement	Nil	Nil

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs.1402 lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA NA

SSM

SAAGAR ECO PROJECTS (P) LTD.
Managing Director

















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BY RPAD

COMPLETION CERTIFICATE

From
The Member-Secretary
Chennai Metropolitan
Development Authority
"Thalamuthu-Natarajan Building"
No.1, Gandhi-Irwin Road,
Egmore, Chennai-600 008.

To
1) The Chairman, TANGEDCO,
Anna Salai, Chennai-600 002.
2) The Managing Director, CMWSSB,
No.1, Pumping Station Road
Chitadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/C/323/2023

Dated: 04.08.2023

Sir / Madam,

Sub: CMDA - Enforcement Cell (Central - II) - Completed construction of Stilt Floor + 5 Floors Residential building with 39 dwelling units (Clipping of 2 dwelling units into single dwelling unit at 1st floor) at Chennai Metro City Main Road, Ayanambakkam, Chennai comprised in S.No. 149/2 of Ayanambakkam Village within the limits of Greater Chennai Corporation - Completion Certificate - Issued - Reg.

- Ref:
1. CMDA issued Planning Permission in P.P.No. B/NHRB/300 A&B /2020 dated 16.09.2020 in Planning Permit No.13669 in letter No. PP/NHRB/C/1192/2019 dated 16.09.2020.
 2. Completion Certificate Application received from M/s. S.P.Homes Pvt. Ltd., Rep by its Director Mr.K.Damodaran (GPA) on 17.07.2023
 3. This office D.C. advice Letter even No. dated 31.07.2023.
 4. The applicant letter dated 01.08.2023 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0023912 dated 03.08.2023.
 5. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that from M/s. S.P.Homes Pvt. Ltd., Rep by its Director Mr.K.Damodaran (GPA) have constructed completed Stilt Floor + 5 Floors Residential building with 39 dwelling units (Clipping of 2 dwelling units into single dwelling unit at 1st floor) at Chennai Metro City Main Road, Ayanambakkam, Chennai comprised in S.No. 149/2 of Ayanambakkam Village within the limits of Greater Chennai Corporation for which Planning Permission was accorded in the reference 1st cited. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate as per TNCDBR rules, 2019.

//ptol//

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-II/ 252 /2023 dated 04.08.2023.

3. In accordance with the Provisions of the Town & Country Planning Act, 1971 and the Rules made there under. This Provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act, 1920, such as Madras City Municipal Corporation Act, 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Completion Certificate issued under Development Regulations 4(5) does not cover the Structural Stability aspect. It is the sole responsibility of the Applicant/Developer/ Power Agent and the Structural Engineers/ Licensed Surveyor/Architects, who has signed in the Plan to ensure the safety after construction and also for its continued Structural Stability of the buildings.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 5th cited (Already indicated in the Planning permission approval letter in the reference 7th cited).

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. M/s. S.P.Homes Pvt. Ltd.,
Rep by its Director
Mr. K.Damodaran (GPA)
No. 3, 8th Cross street, Shenoy Nagar,
Chennai – 600 030.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
3. The Deputy Financial Analyst
Finance Division, CMDA.
4. The System Analyst, Computer Cell, CMDA
(to update Webpage).

(TNRERA Registration
No.TN/29/Building/0128/2021 in
letter No. TNRERA/1518/2021
dated 22.04.2021 valid upto
30.12.2023)

(For Refund of Security Deposit for
Building and Display Board)

Note:

As per the O/o.No.1/2023 dated 12.01.2023 the applicant furnished necessary documents for refund of Security Deposit for releasing the Completion Certificate

FORM-4A

ARCHITECT 'S CERTIFICATE

Date : 21.02.2025

To

Mr.D.S.SHYAM SUNDAR & M/s.SAAGAR ECO PROJECTS PVT LTD,
No.3, 8th Cross Street, Shenoy Nagar,
Chennai – 600 030.

Subject : Certificate of Completion of Construction Work of Stilt floor + 5 floors residential building with 40 dwelling units building of the Project (TNRERA Registration Number TN/29/Building/0128/2021) situated on the Land bearing Survey no. 149/2, Chennai Metro city main road, Ayanambakkam village, Chennai – 600 095 demarcated by its boundaries measuring North to South on the Eastern Side : 32.915 Metre (108 feet), North to South on the Western Side : 33.469 Metre (109 feet 10 inches), East to West on the Northern Side : 36.036 Metre (118 feet 3 inches), East to West on the Southern Side : 44.153 Metre (144 feet 11 inches) of Division Ayanambakkam Village, Poonamallee Taluk, Thiruvallur District, PIN 600 095 measuring 1300.00 sq.mts. area being developed by Mr.D.S.SHYAM SUNDAR & M/s.SAAGAR ECO PROJECTS PVT LTD.

Sir,

I Mr.K.J.VIJAY have undertaken the assignment as Architect for certifying the completion of Construction Work of Stilt floor + 5 floors residential building with 40 dwelling units of the building project situated on the Survey no. 149/2, Chennai Metro city main road, Ayanambakkam village, Chennai – 600 095 of Division Ayanambakkam Village, Poonamallee Taluk, Thiruvallur District, PIN 600 095 measuring 1300.00 sq.mts. area being developed by Mr.D.S.SHYAM SUNDAR & M/s.SAAGAR ECO PROJECTS PVT LTD.

Ar. Vijay KJ, B.Arch.,PGP ACM.
Block-II, No. 159 Strahans Road,
Pattalam, Chennai - 600 012,
CMDA Reg. No. CE / 19 / 04 / 144
COA Reg. No. COA / 2009 / 44240
Mobile : 95000 67593

2. Following technical professionals have been appointed by Owner/Promoter: (as applicable)

- (i) Thiru. K.J.VIJAY as Architect
- (ii) Thiru. P.RAMAN M.E., as Structural Consultant
- (iii) M/s/Thiru/Tmt. NIL as MEP Consultant
- (iv) Thiru. D.PRASANTH as Site engineer.

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I hereby certify that Stilt floor + 5 floors residential building with 40 dwelling units of the building has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The Stilt floor + 5 floors residential building with 40 dwelling units of the building is granted Completion Certificate bearing number CMDA/CC/NHRB/C/323/2023, dated 04.08.2023 by CMDA.

Yours Faithfully,

Signature & Name



VIJAY KJ

(COA NO: CA/2009/44248)

Ar. Vijay KJ, B.Arch., PGP ACM,
Block-II, No. 159 Strahans Road,
Pattalam, Chennai - 600 012.
CMDA Reg. No. CE / 19 / 04 / 144
COA Reg. No. COA / 2009 / 44248
Mobile : 95000 67593

A.K. CONSULTANT
STRUCTURAL DESIGN CONSULTANT.
S.S Manian's Apartment,
5/13, Thambiah Road Extn.,
West mambalam,
Chennai- 600 033.

Phone: 044-43512027,9584423058

E-mail: akconsultant.str@yahoo.com

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FORM-4B

**STRUCTURAL STABILITY CERTIFICATE BY
REGISTERED STRUCTURAL ENGINEER
(To be furnished on completion of building)**

Date: 21.02.2025

I Mr.P.RAMAN M.E., have undertaken assignment as Structural Engineer for the detailed design and construction of the building Stilt floor + 5 floors residential building with 40 dwelling units of the building comprising of Stilt + 5 Floors situated in the land bearing Survey No . 149/2, Chennai Metro city main road, Ayanambakkam village, Chennai – 600 095 of Division Ayanambakkam Village, Poonamallee Taluk, Thiruvallur District, Chennai – 600 095.

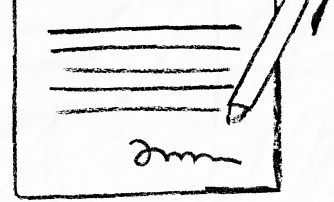
It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

Signature, Name and seal
Of the Registered Structural Engineer

Er. P. RAMAN, B.E (CIVIL), M.E (Struct), M.E., C.Engg.,
Registered Structural Engineer Grade - I (SE)
CMDA Registration No: SE/GR - 1/19/02/008
S.S Manians Apartments,
No.5/13, Thambiah Road Extn.,
West Mambalam, Chennai-600 033.



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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



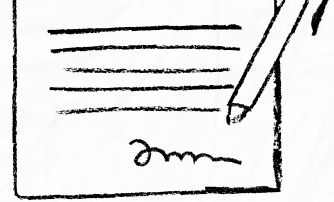
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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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Chennai, India

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